



Board of Adjustment Case Report

City of Raleigh
Department of City Planning
One Exchange Plaza
Raleigh, NC 27601
(919) 996-2626
www.raleighnc.gov

Case File: A-77-17

Property Address: 1620 Bickett Boulevard

Property Owner: Geoff and Julie Harper

Project Contact: Geoff Harper

Nature of Case: A request for a 2.6' side yard setback variance pursuant to Section 2.2.1. of the Unified Development Ordinance to allow for the replacement of an existing nonconforming deck, landing and stairway connected to their detached house on a .2 acre parcel zoned Residential-10 and Neighborhood Conservation Overlay District and located at 1620 Bickett Boulevard.



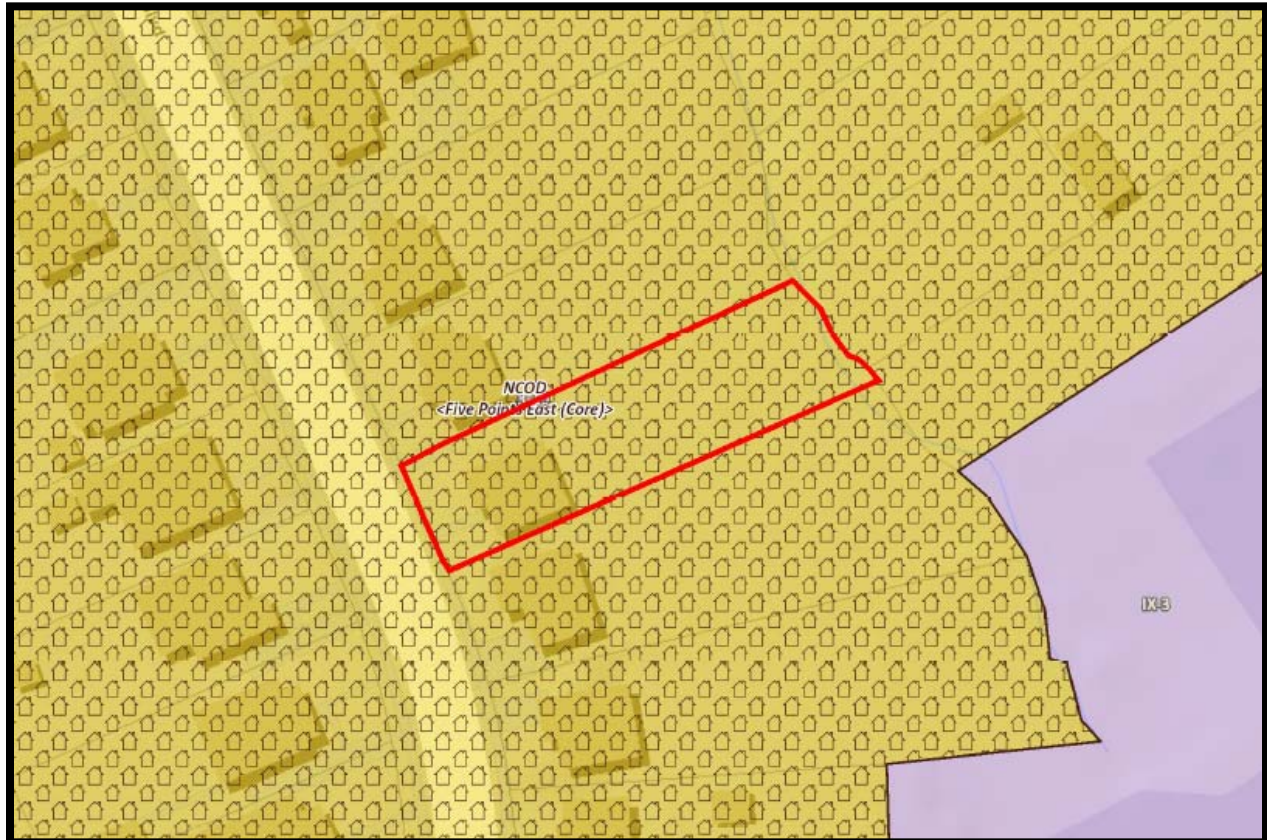
1620 Bickett Boulevard – Location Map

To BOA: 6-12-17

Staff Coordinator: Eric S. Hodge, AICP

ZONING

DISTRICTS: Residential-10 and Neighborhood Conservation Overlay District (Five Points East)



1620 Bickett Boulevard – Zoning Map

VARIANCE STANDARDS: In accordance with UDO [§10.2.10 Variance](#), before a variance request is granted, the Board of Adjustment shall show all of the following:

1. Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.
2. The hardship results from conditions that are peculiar to the property, such as location, size or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.
3. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that

circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.

4. The requested variance is consistent with the spirit, purpose and intent of the ordinance, such that public safety is secured and substantial justice is achieved.

Zoning District Standards: The subject property is zoned Residential-10 and Neighborhood Conservation Overlay District (Five Points – East)

Residential-10

Lot Dimensions

Area (min)	4,000 SF
Width – interior lot (min)	45
Width – corner lot (min)	60'
Depth -	60'

Yard Type

Minimum Setback

Primary Street	10'
Side Street	10'
Side	5'
Sum of Sides	10'
Rear	20'

Five Points East NCOD

Maximum lot size: 13,067 Square feet

Front yard setback: Within 10% of the average front yard setback of houses on the same side of the block face as the new construction.

Maximum building height: 2 stories, 35 feet. Buildings may exceed 35 feet when the average height of houses on the same block face as the new construction exceeds 35 feet, and then the allowed height shall be within 10% of the average height of houses in the same block face as the new construction.

Sec. 7.1.2. Off-street parking requirement: Single-unit living – 2 spaces per unit.

Special Use Permit Application

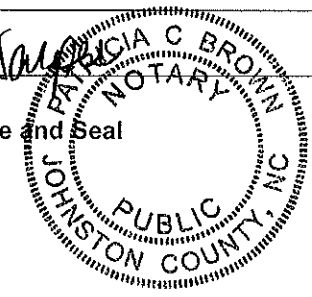


RALEIGH For Staff or Data
DEPARTMENT OF
CITY PLANNING



Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2626

<p>Nature of request (Submit addendum on separate sheet, if more space is needed.) Replace existing exterior 5x4 landing, stairs, & small deck on back of house and add a 3' x 3' landing midway down stairs to take out steepness of original stairway, increase deck on back of home to 21.4' x 12'. The existing landing, stairs, and deck were constructed 30+ years ago with 1/8 metal plate decking and metal pillars and framing. The support pillars are rusting out, many of securing bolts have rusted out as well, making the stairs unsafe & unrepairable.</p>	<p>OFFICE USE ONLY</p>
<p>Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions or Pre-Submittal Conferences. If this property was the subject of a previous special use permit request, provide the case number.</p>	<p>Transaction Number A-77-17</p>

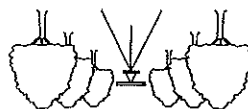
GENERAL INFORMATION		
Property Address 1620 Bickett Blvd Raleigh, BC 27608		Date 05/01/2017
Property PIN	Current Zoning	
Nearest Intersection Bickett & Aycock	Property size (in acres) 0.203	
Property Owner Geoff & Julie Harper	Phone 919-389-1749	Fax
Owner's Mailing Address 1620 Bickett Blvd Raleigh NC 27608		
Email geoffhrpr@att.net		
Project Contact Person Earl Purnell	Phone 919-625-1746	Fax
Contact's Mailing Address 412 Lake Boone Trl. Raleigh NC 27608		
Email epurnell@nc.rr.com		
Property Owner Signature <i>[Signature]</i>		
Notary	Notary Signature and Seal	
Sworn and subscribed before me this <u>10th</u> day of <u>May</u> , 20 <u>17</u>	 <i>Patricia C. Brown</i> my commission expires 3/26/2019	

It is improper to contact any member of the Board of Adjustment prior to the disposition of a case to discuss the request. A Special Use Permit Application will not be considered complete until all required submittal components listed on the Special Use Permit Checklist have been received and approved.

SCALE: 1" = 30'

LOT 120
 OF
 ROANOKE PARK
 CITY OF RALEIGH
 FOR
 GEOFFREY HARPER

205 W. MAIN STREET
CLAYTON, N.C. 27520
TELEPHONE: (919) 359-0427
FAX: (919) 359-0428
www.trueinvestsurveying.com



TRUE LINE SURVEYING, P.C.

STORMWATER ADMINISTRATOR SIGNATURE

TYPE AND SIZE

DRIVEWAY OR ACCESS DRIVE DRAINAGE CULVERT

DOES LOT HAVE STATE ROAD FRONTAGE? ☒ YES ☐ NO
 DOES LOT HAVE RECORDED EASEMENT? ☐ YES ☒ NO

NOTE: L6, L7 AND L8
ARE THE LINES ONLY

IMPERVIOUS SURFACE LABEL		PERCENTAGE OF IMPERVIOUS AREA.....16.0%	
EXISTING HOUSE.....	1007	SF	
EXISTING CONCRETE.....	75	SF	
EXISTING METAL DECK.....	54	SF	
PROPOSED DECK.....	270	SF	
PROPOSED LANDING.....	90	SF	
TOTAL.....	1415	SF	
LOT AREA.....	8824	SF	

IMPERVIOUS SURFACE TABLE

HOUSE DIMENSIONS: 32.3' x 45.5'

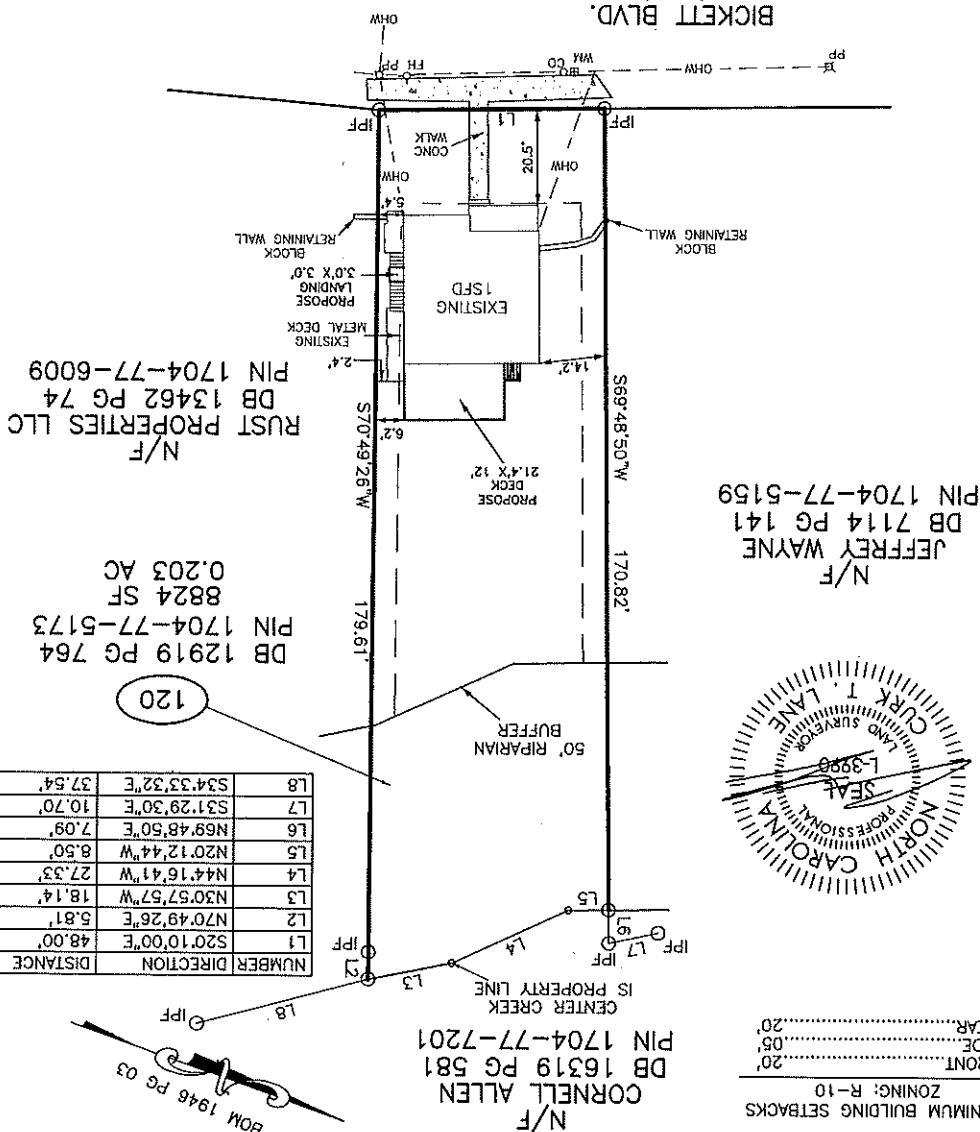
PUBLIC SEWER SYSTEM ☐ YES ☒ NO

WELL ☐ YES ☒ NO

PUBLIC WATER SYSTEM ☐ YES ☒ NO

NOTES:

BICKETT BLVD.
40' R/W
(PUBLIC)



NUMBER	DIRECTION	DISTANCE
L1	S20°10'00"E	48.00'
L2	N70°49'26"E	5.81'
L3	N30°57'57"W	18.14'
L4	N44°16'41"W	27.33'
L5	N20°12'44"W	8.50'
L6	N69°48'50"E	7.09'
L7	S31°29'30"E	10.70'
L8	S34°33'32"E	37.54'

